

COUNTY OF YORK

MEMORANDUM

DATE: April 14, 2000 (BOS Mtg. 5/2/00)

TO: York County Board of Supervisors

FROM: Daniel M. Stuck, County Administrator

SUBJECT: Quartermarsh Estates Section III, formerly Winders Pond South

John Matthews and Associates has submitted a request to extend the County's vacuum sewer facilities to provide sanitary sewer service to 17 properties in the above-referenced development consisting of 25 lots. The proposed development is located on 28.2 acres of land along Yorkville Road just south of Lakeside Drive. A map of the proposed development is enclosed.

On April 7, 1999, the Board of Supervisors approved O99-5 to reclassify this property, Assessor's Parcel No. 30-137, from RC (Resource Conservation) to R20 (Medium Density Single Family Residential). As part of the reclassification, the developer voluntarily proffered several conditions. As part of the proffers, the developer committed to utilize the open space/cluster design and to cap the development density at a maximum of 25 lots (although the referenced concept plan showed only 22 lots, the approval allows a maximum of 25). A complete listing of the proffers is enclosed.

Subsequent to the Board's action, the developer submitted a conceptual plan on May 1, 1999, and a preliminary development plan on August 3, 1999. The preliminary plan submitted (Alternative 1) proposed an extension of the County's gravity sanitary sewer facilities from an existing manhole near the intersection of Lakeside Drive and Winders Lane. The proposed gravity extension would serve a total of 17 lots (Lots 1-3 and 5-18) with the remaining 8 lots (Lots 4 and 19-25) being served by individual grinder pumps. The Department of Environmental and Development Services has estimated the cost of providing sanitary sewer service in accordance with this plan to be approximately \$246,500.

However, approval to use grinder pumps for residential development is governed by Chapter 18.1 of the County Code and the Sanitary Sewer Standards and Specifications (SSS&S). Particularly for this proposed development, Section I.J.2.f of the SSS&S would apply. This section, among other things, requires that the Director of Environmental and Development Services and the Director of Financial and Management Services both recommend to the County Administrator that the use of the grinder pumps and the low pressure system is acceptable for the proposed use. During the plan review process the Director of Environmental and Development Services could not support the use of grinder pumps since alternative sanitary sewer systems were available. Even if both directors

were in a position to support the grinder pumps/low pressure system, the County Administrator must still determine that a sanitary sewer extension using grinder pumps is in the best interest of the health and welfare of the County citizens, that the extension is in accord with the logical development of the facilities of the County and that the extension is not being made solely to benefit the property owners. In this case, none of these determinations can be made.

Based on this, the Department of Environmental and Development Services (EDS) recommended to the developer that a request be made to the Board of Supervisors asking permission to extend the vacuum facilities of the County. If the Board grants the developer's request, 7 lots (Lots 1-3 and 5-8) would be served by gravity facilities of the County; however, due to the shallow depth of the gravity sanitary sewer line, Lot 4 as configured cannot be served by the gravity system and cannot be recommended for approval of a grinder pump. The site engineer may or may not be able to reconfigure some of the proposed property lines to include this lot in the subdivision. Seventeen (17) lots (Lots 9-25) would be served by an extension of the vacuum facilities (Alternative 2). The vacuum extension would include a maximum of eight vacuum vaults and approximately 2,000 feet of vacuum line. The estimated construction cost for this alternative is approximately \$194,650.

Section I.H.4.b. of the SSS&S provides the policy for such requests. EDS has determined that the existing vacuum facilities have adequate capacity to serve the proposed development and, from the engineering standpoint, would benefit the development and maintenance of the sewer facilities. The section also states, "The determination by the Board shall take into consideration the overall impact of the development on the environment and whether allowing the extension of the vacuum sewer will have a detrimental effect which would not otherwise occur."

The Section further requires the developer to pay the full initial connection fee, currently \$2,875, for each lot served by the vacuum system and an additional \$2,500 for each lot to offset the increased inspection cost and for the maintenance over the life of the system. If approved by the Board, the developer will be required to enter into a Public Sewer Extension Agreement that will provide in detail all the applicable fees and conditions.

Should the Board not approve the vacuum sewer extension, the developer could design and construct a small lift station to provide gravity sanitary sewer service to all 25 lots (Alternative 3). The estimated construction cost for this alternative is approximately \$406,800. The developer could also choose to modify the original design by eliminating the use of the grinder pumps and low pressure system thus reducing the developable lots from 25 to 17 (Alternative 4). The estimated construction cost for this alternative is \$178,300.

Conclusion

Based on the logical development of the sanitary sewer facilities of the County and taking into consideration the long term operation and maintenance of each alternative listed above, the Department of Environmental and Development Services recommends Alternative 2, which permits the extension of the vacuum sewer facilities of the County to serve a portion of the development, but does not include the use of any grinder pumps.

I recommend adoption of Resolution R00-48, which will also authorize me, as County Administrator, to execute the Public Sewer Extension Agreement on behalf of the County for this project.

Woodward/3241:mw

Enclosures: John E. Matthews & Associates Letter
Map of Proposed Subdivision
Copy of O99-5
Proffers for Proposed Subdivision
Section I.H. Sanitary Sewer Standards & Specifications
Section I.J. Sanitary Sewer Standards & Specifications